

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
SEPTEMBER 9, 2004

WORKSHOP SESSION
Beginning at 12:00 P.M.
(Lunch will be provided to Planning Commissioners)

1. Visioneering --- MAPC Focus Group.

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, SEPTEMBER 9, 2004**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning at **1:00 P.M.**

❖ **PLANNING COMMISSION ITEMS**

2. Election of Metropolitan Area Planning Commission Chair and Vice-Chair.
3. Approval of MAPC August 19, 2004 meeting minutes.

❖ **MPO AGENDA ITEMS**

4. Amendment to the Transportation Improvement Program (TIP) 2004-2008.

❖ **SUBDIVISION ITEMS**

Items 5-1 to 5-3 may be taken in one motion unless there are questions or comments.

5. Consideration of Subdivision Committee recommendations from the meeting of August 26, 2004. Bill Johnson, Darrell Downing, Elizabeth Bishop, James Barfield, Denise Sherman, and Harold Warner Jr., present. Bob Hernandez, absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 5-1 (SUB2004-93) Approved, vote (6-0); Agenda Item 5-2 (SUB2004-32) Approved, vote (6-0);
Agenda Item 5-3 (SUB2004-101) Approved, vote (5-1); Agenda Item 6-1 (VAC2004-32) Approved, vote (5-1);
Agenda Item 6-2 (VAC2004-34) Approved, vote (6-0); Agenda Item 6-3 (VAC2004-35) Approved, vote (6-0);
Agenda Item 6-4 (VAC2004-36) Approved, vote (6-0); Agenda Item 6-5 (VAC2004-38) Approved, vote (5-1);

- 5-1. **SUB2004-93 - Final Plat – MESA VERDE ADDITION, located south of 37th Street North and on the east side of Meridian.**

Engineer: Baughman Company, P.A.
Acreage: 10
Total Lots: 43

- 5-2. **SUB2004-32 – Revised One-Step Final Plat – BANUELOS ADDITION, located north of 29th Street North, west of Broadway.**

Engineer: Armstrong Land Survey, P.A.
Acreage: 2.83
Total Lots: 3

- 5-3. **SUB2004-101 – One-Step Final Plat – VIA CHRISTI-ST JOSEPH WEST ADDITION, located on the east side of Hillside, north of Harry.**
Engineer: Baughman Company, P.A.
Acreage: 16.67
Total Lots: 4

❖ **PUBLIC HEARING — VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:00 P.M.

Items 6-1 to 6-5 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 6-1. **VAC2004-32- Request to Vacate a Portion of a Platted Alley, located on the south side of Douglas, 1/4 mile west of Douglas, between Martinson Avenue and Exposition Avenue.**
6-2. **VAC2004-34- Request to Vacate a portion of a Utility Easement, located midway between US-54 and Harry Street, west of 143rd Street East.**
6-3. **VAC2004-35 – Request to Vacate Multiple Utility Easements, located midway between Oliver and Edgemoor, southeast Kellogg and Pinecrest.**
6-4. **VAC2004-36 – Request to Vacate a Platted Easement, located southeast of the Pawnee – Broadway intersection, northeast corner of Marion and Broadway.**
6-5. **VAC2004-38 – Amend Plattor’s Text to allow additional uses onto Reserve D, Kansas Surgery and Recovery Center Addition, located east Webb Road and south of K-96 highway.**

❖ **PUBLIC HEARING — ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:00 P.M.

7. Case No.: CON2004-18
 Request: Sedgwick County Conditional Use for a cemetery on property zoned “SF-20” Single-family Residential

 General Location: At the southwest corner of 31st Street South and Webb Road
 Presenting Planner: Scott Knebel

JUNE 10, 2004 MAPC APPROVED

AUGUST 4, 2004 COUNTY COMMISSION RETURNED TO MAPC

8. Case No.: ZON2004-41
 Request: Zone change from “SF-5” Single-family Residential to “GO” General Office

 General Location: North of 29th Street North and Parkdale
 Presenting Planner: Jess McNeely
9. Case No.: ZON2004-42
 Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial

 General Location: West of Ridge Road, midway between 29th Street North and 37th Street North
 Presenting Planner: Bill Longnecker

10. Case No.: ZON2004-39
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “LF” Limited Industrial
General Location: West of Ridge Road, midway between 29th Street North and 37th Street North
Presenting Planner: Bill Longnecker

- 11.** Case No.: ZON2004-38
Request: Zone change from “SF-5” Single-family Residential to “GO” General Office
General Location: 750 feet east of 127th Street East and north of 21st Street
Presenting Planner: Dale Miller
- 12a.** Case No.: CUP2004-39 DP279 (Associated with ZON2004-44)
Request: Creation of the Slawson East Commercial Community Unit Plan
General Location: On the southeast corner of 21st Street North and Greenwich Road
Presenting Planner: Donna Goltry
- and**
- 12b.** Case No.: ZON2004-44 (Associated with CUP2004-39 DP279)
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: On the southeast corner of 21st Street North and Greenwich Road
Presenting Planner: Donna Goltry
- 13a.** Case No.: CUP2004-36 DP278 (Associated with ZON2004-40)
Request: Creation of the NewMarket V Community Unit Plan
General Location: South of 29th Street North and west of Maize Road
Presenting Planner: Jess McNeely (**DEFERRED TO 9-23-04 MAPC MEETING**)
- and**
- 13b.** Case No.: ZON2004-40 (Associated with CUP2004-36 DP278)
Request: Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: South of 29th Street North and west of Maize Road
Presenting Planner: Jess McNeely (**DEFERRED TO 9-23-04 MAPC MEETING**)
- 14.** Case No.: CUP2004-35 DP50 Amendment #5
Request: Amendment of the Carriage House Plaza 2nd Addition
Community Unit Plan to permit a night club
General Location: East of Tyler and north of McCormick
District Advisory Board: Five will hear September 13, 2004
Presenting Planner: Scott Knebel
- 15.** Case No.: CON2004-25
Request: Conditional Use to permit outdoor vehicle sales on property zoned “LI” Limited Industrial within the Delano Overlay District
General Location: At the southwest corner of Douglas and Handley (825 W. Douglas)
Presenting Planner: Jess McNeely
- 16a.** Case No.: CUP2004-38 DP192 Amendment #2 (Associated with ZON2004-43)
Request: Amendment to the Tallgrass East Community Unit Plan
General Location: East of Webb Road and south of K-96 Highway
Presenting Planner: Scott Knebel
- and**

16b. Case No.: ZON2004-43 (Associated with CUP2004-38 DP192 Amendment #2)
Request: Zone change from “SF-5” Single-family Residential
to “GO” General Office
General Location: East of Webb Road and south of K-96 Highway
Presenting Planner: Scott Knebel

❖ **PLANNING COMMISSION ITEMS**

- 17.** 2004 Pathways Report, presenting Planner, Scott Wadle.
- 18.** DR2004-10 -- Subdivision Regulation Amendments – Discussion of Utility Easement, presenting Planner, Neil Strahl.
- 19.** Other matters/adjournment.

John L. Schlegel Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission